	Location: Not for Publication V Unrestricted	a. County 5	San Diego		lafafarramanian kanada kan
	b. USGS 7.5' Quad Date	T · P	114 nf	4/4 nf Con .	21-
	c. Address 2437 Dulzura Avenue d. UTM: (Give more than one for large and/or linear feature)	city San	ı Diego	Zin	9210
	e. Other Locational Data: (e.g. parcel #, legal description, dire Assessor's Parcel Number: 539-042-04; Legal De Reference: 60-F5	ections to resource	e, elevation, additio	mE/nal UTMs, etc. as app omas Bros. Map	maladia da
inis exter epla cons with with	Description: (Describe resource and its major elements. Include house was built in 1951 in the Ranch style. It is a one for wall material is clapboard siding. The garage door ced with industrial metal sash windows (either an earlistent in design. The porch has an attached low-pitch brick steps and wrought iron railing. The house is an the pre-established scale, character, and articulation ded in the community of Burlingame. It is in good content of the pre-established scale in the community of Burlingame.	e story house wi or on the attached rly addition or double shed roof suppose example of a dit of the neighborhadition. The tot	ith a hipped roof d single car garage lone as a bonus roorted by wrought ifferent architecturood and historical usable floor ar	and eyebrow vents. ge has been remove com). Windows are iron. Entryway is raural style (Ranch) that context. The hour	The d and a sised that fits
~L .	to a contract of the second se		sama fant		
	house features 4 bedrooms and 1 bath. The total lot a				
he 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Singl	le familv proper □ Site □ District	Ty Element of Dist P5b. Description Photo Number	rict Other (Isolates, of Photo: (View, date, e	rtc.)
The 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Single Resources Present: ☑ Building ☐ Structure ☐ Object [le familv proper □ Site □ District	Element of Dist P5b. Description Photo Number 2001 * P6. Date Const	of Photo: (View, date, e : P0003086.JPG Es :ructed/Age and Source : Historic Bo	etc.) st. Dat es: oth
he 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Single Resources Present: ☑ Building ☐ Structure ☐ Object [le familv proper □ Site □ District	Element of Dist P5b. Description Photo Number 2001 *P6. Date Const Prehistoric 1920'S Mid-Ci 1951 TRW Da	of Photo: (View, date, e :: P0003086.JPG Es ructed/Age and Source :: Historic Be ity Survey Est. ita Assessor	etc.) st. Dat es: oth
he 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Single Resources Present: ☑ Building ☐ Structure ☐ Object [le familv proper □ Site □ District	Element of Dist P5b. Description Photo Number 2001 *P6. Date Const Prehistoric 1920'S Mid-Ci 1951 TRW Da *P7. Owner and	of Photo: (View, date, e: P0003086.JPG Estructed/Age and Source: Historic Boity Survey Est. ta Assessor Address:	etc.) st. Dat es: oth
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he 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Single Resources Present: ☑ Building ☐ Structure ☐ Object [le familv proper □ Site □ District	P5b. Description Photo Number 2001 P6. Date Const Prehistoric 1920'S Mid-Ci 1951 TRW Da P7. Owner and Boost Family 2437 Dulzura San Diego CA P8. Recorded b Ione Stiegler, I	of Photo: (View, date, e : P0003086.JPG Es ructed/Age and Source : Vi Historic Be ity Survey Est. Ita Assessor Address: Trust 10-14-8 3 Ave 92104-5412 by: (Name, affiliation, ac	etc.) st. Dat es:
he 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Single Resources Present: ☑ Building ☐ Structure ☐ Object [le familv proper □ Site □ District	Element of Dist P5b. Description Photo Number 2001 *P6. Date Const Prehistoric 1920'S Mid-Ci 1951 TRW Da *P7. Owner and Boost Family 2437 Dulzura San Diego CA *P8. Recorded b Ione Stiegler, I Updated 11/21/2 City of San Diese	of Photo: (View, date, e: P0003086.JPG Es ructed/Age and Source ity Historic Bo ity Survey Est. Ita Assessor Address: Trust 10-14-8 3 Ave 92104-5412 by: (Name, affiliation, ac IS Architecture 2001 by ego Planning Staff	est. Dat es: oth ddress)
The 3b.	house features 4 bedrooms and 1 bath. The total lot a Resource Attributes: (List attributes and codes) HP2. Single Resources Present: ☑ Building ☐ Structure ☐ Object [le familv proper □ Site □ District	PElement of Dist P5b. Description Photo Number 2001 *P6. Date Const Prehistoric 1920'S Mid-Ci 1951 TRW Da *P7. Owner and Boost Family 2437 Dulzura San Diego CA *P8. Recorded b Ione Stiegler, I Updated 11/21/2 City of San Dieg 202 C Street, Mid-Ci	of Photo: (View, date, e : P0003086.JPG Es ructed/Age and Source : Vi Historic Be ity Survey Est. Ita Assessor Address: Trust 10-14-8 3 Ave 92104-5412 by: (Name, affiliation, ac	est. Dat es: oth ddress)

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State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND O	Н	imary# R# ORD		
Page _2_ of _2_	* N	RHP Status Code 5D2		
* Resource Name or #: 2437 Dulzura Avenue, APN	539-042-04			
B1. Historic Name: B2. Common Name		Annual Control (Control Control Contro		
B3. Original Use: Residential SF	B4. F	Present Use: <u>RResiden</u>	tial (Single Far	nily)
* B5. Architectural Style: Ranch * B6. Construction History: (Construction date, alteration	and almost all all and all all and all all and all all and all all all all all all all all all al	tioner)		in the second se
1920'S was the date of construction estimated from the fiel indicates that [19]51 was the date of construction.	d survey. Real estate	data from TKW-Experian,		
Table State	Origina	al Location:		The second secon
* B8. Related Features: Although this house was identified by Assessor	Information as b	uilt in 1951, it maintai	ns many of the	Craftsman
features of an earlier structure. The building is v	within the Burling	game Historic District.	odyna itsera	
and the second and the second are second as the second and the second are second as the second are second are second as the second are second as the second are second as t		proprieta de la composição	a balan ne near	er eftekskerre gan i
B9a. Architect: Unknown	b. Bu	lder: <u>Unknown</u>		
* B10. Significance: Them Architecture		Area San Diego	abla Critaria NI/A	
Period of Significance 1912-1952 Pro (Discuss importance in terms of historical or architectural control	perty Type <u>Resider</u>	Data of and accordantic scope	Also address inteority	.)
The Burlingame Historical District consists of s	ext as belined by meine. Earne forty gores (of land originally deve	eloped in 1912.	extending
along San Marcos Street to the north, Kalmia S	treet to the south	32nd Street to the eas	at, and 30th Stre	et to the west.
The tract's architectural significance is expresse	ed in its enryiline	ar street plan, which for	ollows the area'	s natural
contours. The original planners, Joseph McFado	den and George F	luxton demarcated it	with rose-color	ed sidewalks,
the only such area in the City of San Diego to d	o so Limited acc	ess to the tract at the t	ime of its incor	poration has
left it with a quality of an integrated and separa	te develonment d	istinct from the surrou	nding commun	ity. The tract is
a major example of an early twentieth century 1	acal experimenta	I annroach to real esta	te development	utilizing a
"team of specialists" to develop, market and de	al exclusive real	estate property. Its dev	elopers were e	xtremely active
in local real estate development during this time	e Architectural c	ontrol was maintained	through the us	e of consulting
architect, William H. Wheeler, and restrictive b	milding covenant	s. Later on, these cont	rols would be e	nforced through
the watchdog efforts of Burlingame Women's (Club, allegedly the	e earliest and oldest ne	aghborhood org	ganization in
San Diego. Located within the tract is an eclect	ic mix of over tw	o hundred unique and	interesting hou	ises, each a
representation of pre-World War One suburban	ı residential archi	tecture; including Cra	fisman, Missioi	n, Spanisn
Colonial and Pueblo Revivals, as well as Prairie	e School, Art De	co, Ranch, Colonial Re	evival and man	y other
individual hybrid combinations of several style	S.			
B11. Additional Resource Attributes: (List attributes and	codes):			
* B12. References:	6 and TDW.		777	77/NTTI I ct
San Diego Co. Assessor Map Book 539, Page 04, 1995-9 Experian 1997.	o and 1KW	BURNIAME DE	へとご	YULLIJE I
McAlester & McAlester. "A Field Guide to American Ho	ouses". 1984.		VAVX	7777777 1 F
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			KXXV	<i>}</i> }††††
Woodbridge, Sally B. "California Architecture", 1988.			XXXXX	
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B13. Remarks: Zoning: R1-5; County land use code: 111			1 \square \sim \sim \sim	
Zoning: K1-3, County land use code. 111			커디피 []	\$4,64(5, \$7
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and the second s				
* B14. Evaluator: Ione Stiegler, IS Arch / City	11/01/0001			
	11/21/2001			Andrew Control of State of Sta
(This space reserved for official comments.)			KALIMA BY	
Land Committee C	er kiri — Lugua i			
			Take the same	

PRIMARY RECORD Other Listings Review Code Reviewer Page 1 of 2 * Resource Name or #: 2440 Dulzura Avenue, APN 539-041-15 P1. Other Identifier: * P2. Location: Not for Publication Unrestricted a. County b. USGS 7.5' Quad Date T ; R c. Address 2440 Dulzura Avenue City Sa d. UTM: (Give more than one for large and/or linear feature) 2. City Sa d. UTM: (Give more than one for large and/or linear feature)	tus Code <u>5D2</u> Date
* Resource Name or #: 2440 Dulzura Avenue, APN 539-041-15 P1. Other Identifier: * P2. Location: Not for Publication Vunrestricted a. County b. USGS 7.5' Quad Date T; R c. Address 2440 Dulzura Avenue City Sa d. UTM: (Give more than one for large and/or linear feature) Z	
P1. Other Identifier: * P2. Location: ☐ Not for Publication ☑ Unrestricted a. County b. USG\$ 7.5' Quad Date T; R c. Address 2440 Dulzura Avenue City Sa d. UTM: (Give more than one for large and/or linear feature) Z	
* P2. Location: Not for Publication Unrestricted a. County b. USG\$ 7.5' Quad Date T; R c. Address 2440 Dulzura Avenue City Sa d. UTM: (Give more than one for large and/or linear feature)	
b. USGS 7.5' Quad Date; R c. Address 2440 Dulzura Avenue City Sa d. UTM: (Give more than one for large and/or linear feature) Z	Cam Things
c. Address 2440 Duizura Avenue City Sa d. UTM: (Give more than one for large and/or linear feature) Z	Dan Diego
G. UTM: (Give more than one for large and/or linear feature) Z	n Diego 3104
	one mp:
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource Assessor's Parcel Number: 539-041-15; Legal Description: L15 Reference: 60-F5	ce elevation additional LITMs are as ass
* P3a. Description: (Describe resource and its major elements. Include design, material	in manufacture 186 June 17
This house was built in 1922 in the Craftsman Bungalow style. The housand vertical vents. The exterior wall material is textured stucco, and is no house. The porch is supported by thick stucco columns on large stucco p multi-lights. All windows appear to be original double-hung Craftsmen's community of Burlingame. It is in good condition. The total usable floo features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.	ot consistent with the original fabric of the piers. The door is centered in the porch with style windows. The house is located in the port area is 1.515 square feet. The house
a single-car detached garage in the same style as the house.	
	and the control of th
P3b. Resource Attributes: (List attributes and codes) HP2. Single family prope	IIV
P4. Resources Present: ✓ Building Structure Object Site Distric	Carlo Control
P5a. Photograph or Drawing (Photograph required for buildings, structures, and object	
	Photo Number: P0003078.JPG Est. Date:
	2001
	* P6. Date Constructed/Age and Sources: Prehistoric Flistoric Both
	and a second
	1920'S Mid-City Survey Est.
	1922 TRW Data Assessor
	1922 TRW Data Assessor * P7. Owner and Address:
	1922 TRW Data Assessor P7. Owner and Address: Frankenberg Lyn S
	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave
	1922 TRW Data Assessor P7. Owner and Address: Frankenberg Lyn S
	1922 TRW Data Assessor P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413
	1922 TRW Data Assessor *P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 *P8. Recorded by: (Name, affiliation, address)
	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by
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	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 * P9. Date Recorded: 07/15/1996 * P10. Survey Type: (Describe)
	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 * P9. Date Recorded: 07/15/1996 * P10. Survey Type: (Describe)
P11. Report Citation: (Cite survey report/other sources or "none")	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 * P9. Date Recorded: 07/15/1996 * P10. Survey Type: (Describe)
P11. Report Citation: (Cite survey report/other sources or "none") Attachments: NONE Location Map Sketch Map Continuation	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 * P9. Date Recorded: 07/15/1996 * P10. Survey Type: (Describe) Sheet Building, Structure, and Object Recorded:
P11. Report Citation: (Cite survey report/other sources or "none") Attachments: NONE Location Map Sketch Map Continuation of Archaeological Record District Record Linear Feature Record Milling Sta	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 * P9. Date Recorded: 07/15/1996 * P10. Survey Type: (Describe)
P11. Report Citation: (Cite survey report/other sources or "none") Attachments: NONE Location Map Sketch Map Continuation	1922 TRW Data Assessor * P7. Owner and Address: Frankenberg Lyn S 2440 Dulzura Ave San Diego CA 92104-5413 * P8. Recorded by: (Name, affiliation, address) Ione Stiegler, IS Architecture Updated 11/21/2001 by City of San Dieego Planning Staff 202 C Street, MS 4A San Diego CA 92101 * P9. Date Recorded: 07/15/1996 * P10. Survey Type: (Describe) Sheet Building, Structure, and Object Recorded:

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary#HR #
BUILDING, STRUCTURE, AND O	BJEGI RECORD
Page 2 of 2	* NRHP Status Code 5D2
* Resource Name or #: 2440 Dulzura Avenue, APN	539-041-15
B1. Historic Name:	
B2. Common Name	B4. Present Use: RResidential (Single Family)
* B5. Architectural Style: Craftsman Bungalow	
* B6. Construction History: (Construction date, alteration	ons, and date of alterations.) Id survey. Real estate data from TRW-Experian, based on Assessor's information, ective improvements dating from [19]25.
The Control of the Co	Original Location:
*B7. Moved? No Yes VUNKnown Date	estable and the second and the secon
* B8. Related Features: Related features on the property include a detac	thed garage. The building is within the Burlingame Historic District.
Roo Architect Ilinknown	b. Builder: Unknown
A substitution of the subs	Area Nati (Jida)
1012 1052 Pro	operty Type Residential SF Applicable Criteria N/A
and the second s	lay as defined by theme Derico, and Decodaphic Scope, rosp and any or "the artists"
The Burlingame Historical District consists of	some forty acres of land, originally developed in 1912, extending
along San Marcos Street to the north, Kalmia S	street to the south, 32nd Street to the east, and 30th Street to the west.
The tract's architectural significance is express	ed in its curvilinear street plan, which follows the area's natural
contours. The original planners, Joseph McFad	den and George Buxton, demarcated it with rose-colored sidewalks,
in the City of Son Diago to	to so I imited access to the tract at the time of its incorporation has
the transition and the after interreted and congre	ite development distinct from the surrounding community. The wave is
a major example of an early twentieth century	local experimental approach to real estate development utilizing a
"team of specialists" to develop, market and de	cal exclusive real estate property. Its developers were extremely active
the thirty than the same of the training of the training training the training training the training train	io Architectural control was manualicu illiouru illouru ulo ulo vi comoriumo
the service of till and and marketers	haddang covenants Later OII. HIESE CUHLUIS WULLU DE CHIDIEVE AND CO
a the contract of Dealingana Warren's	Club allegedly the earliest and oldest licigillorinoud digalization in
a man and a suithin the tractic on ecler	tic mix of over two hundled unique and interesting nouses, very w
representation of pre-World War One suburba	n residential architecture; including Craftsman, Mission, Spanish
Colonial and Pueblo Revivals, as well as Prair	ie School, Art Deco, Ranch, Colonial Revival and many other
individual hybrid combinations of several style	3 \$.
B11. Additional Resource Attributes: (List attributes and	COORS).
* B12. References: San Diego Co. Assessor Map Book 539, Page 04, 1995- Experian 1997.	
McAlester & McAlester. "A Field Guide to American H	ouses". 1984.
Woodbridge, Sally B. "California Architecture", 1988.	
B13. Remarks:	
Zoning: R1-5; County land use code: 111	LIFE / FIED CHURRY
* B14. Evaluator: Ione Stiegler, IS Arch / City	
Date of Evaluation: 07/15/1996 Updated	1.11/21/2001 =
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b. USGS 7.5' Quad	Terra Avanna	Date		; 1/4 of	4/A of Con .	175
d. UTM: (Give more tha	zura Avenue an one for large and/or lin	near feature)	Crty_ <u>⊃äll_t</u> ∠ Zone	IEKO	mEl	Zip <u>.92104</u>
e. Other Locational Dat Assessor's Parce Reference: 60-F.	ta: (e.g. parcel #, legal (el Number: 539-042- 5	description, direction 02; Legal Descr	ons to resource, e	levation, additio	nal IITMe oto se	2 200
exterior wall surface is to pillars. The porch entryves liding glass with full lent walkway to the house is Burlingame. It is in fair and 2 baths. The total lo	way is slightly curved ngth side lights. The scored concrete and condition. The total	d at the corners, e window on the landscaped alon I usable floor are	forming an elor left side has be g the sides. Th	ngated segmen en modified w ie house is loc	tal arch. The f rith aluminum. ated in the con	front door is The nmunity of
	ing and the second of the seco	s) HP2 Single fa	mily property			
3b. Resource Attributes:	(List attributes and codes ✓ Building ☐ Structur			✓ Element of Dist	rict Other (Isc	Dlates, etc.)
	(List attributes and codes ✓ Building ☐ Structur	re	ite District	☑ Element of Dist P5b. Description		
P3b. Resource Attributes: P4. Resources Present:	(List attributes and codes ✓ Building ☐ Structur	re	ite District [P5b. Description Photo Number	of Photo: (View,	date, etc.)
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23b. Resource Attributes: 24. Resources Present:	(List attributes and codes ✓ Building ☐ Structur	re	ite District (res, and objects)	P5b. Description Photo Number	of Photo: (View, of Photos) (V	date, etc.) PG Est. Date
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3b. Resource Attributes: 4. Resources Present:	(List attributes and codes ✓ Building ☐ Structur	re	ite District res, and objects)	P5b. Description Photo Number 2001 P6. Date Const Prehistoric 1949 TRW Da P7. Owner and Sciuto Gaspare 2455 Dulzura San Diego CA P8. Recorded b 1968 Recorded	of Photo: (View, of Pho	date, etc.) PG Est. Date Sources: Both tion, address) c aff
3b. Resource Attributes: 4. Resources Present:	(List attributes and codes ✓ Building ☐ Structur	re	ite District res, and objects)	P5b. Description Photo Number 2001 P6. Date Const Prehistoric 1949 TRW Da P7. Owner and Sciuto Gaspare 2455 Dulzura San Diego CA P8. Recorded to Include the Included Include	of Photo: (View, of Pho	date, etc.) 2G Est. Date Sources: Both tion, address) aff 2 CA 92101
23b. Resource Attributes: 24. Resources Present:	(List attributes and codes ✓ Building ☐ Structur	re	ite District res, and objects)	P5b. Description Photo Number 2001 P6. Date Const Prehistoric 1949 TRW Da P7. Owner and Sciuto Gaspare 2455 Dulzura San Diego CA P8. Recorded to Include the Included Include	of Photo: (View, of Pho	date, etc.) 2G Est. Date Sources: Both tion, address) aff 2 CA 92101

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he hed	ARTMENT OF PARKS AND RECREATION	HR#
ΩI	JILDING, STRUCTURE, AND OBJECT	RECORD
		* NRHP Status Code 5S3
	ige 2 of 2	
	source Name or #: 2455 Dulzura Avenue, APN 539-042-02	
B1.	*played and an analysis of All Professiona and an analysis of the All Professional and	
82.	*** * * * * * * * * * * * * * * * * *	
B3. * B5 .		
	Construction History: (Construction date, alterations, and date	of alterations.)
wa.	as the date of construction estimated from the field survey. Real estat	e data from TRW-Experian, based on Assessor's information, indicates
tha	t [19]49 was the date of construction.	and the production above the production of the production of the second
		perform the first transmitted of presentations of
* 97	. Moved? No Yes Unknown Date	Original Location:
* B8.	. Related Features:	igni in in ing pergalagang kapadan adapada), i jala agabakan adapat
	ne building is within the Burlingame Historic District.	en la liga de la completa de la comp
	and the control of th	they are the professional and the analysis of the second section of
80.	A Authority of Indonesias & Maria and Maria and Maria	b. Builder: Unknown
* 134	o Significance: Them Architecture	Area San Diego
D.	Period of Significance 1912-1952 Property Type	Applicable Criteria N/A
	(Discuss importance in terms of historical or architectural context as defined b	by theme, period, and geographic scope. Also address integrity.)
Th	ne Burlingame Historical District consists of some forty:	acres of land, originally developed in 1912, extending
alc	ong San Marcos Street to the north, Kalmia Street to the	south, 32nd Street to the east, and 30th Street to the west.
Th	ne tract's architectural significance is expressed in its cur	vilinear street plan, which follows the area's natural
co	intours. The original planners, Joseph McFadden and Ge	orge Buxton, demarcated it with rose-colored sidewalks,
th	e only such area in the City of San Diego to do so. Limit	ted access to the tract at the time of its incorporation has
lat	o only should also in the only of built stage to be seen and	
	ff it with a anality at an integrated and senarale develop	ment distinct from the surrounding community. The tract is
10.1	If it with a quality of an integrated and separate developing	ment distinct from the surrounding community. The tract is
aı	major example of an early twentieth century local experi	ment distinct from the surrounding community. The tract is imental approach to real estate development utilizing a
a i	major example of an early twentieth century local experi-	ment distinct from the surrounding community. The tract is imental approach to real estate development utilizing a e real estate property. Its developers were extremely active
a i	major example of an early twentieth century local experi eam of specialists" to develop, market and deal exclusive local real estate development during this time. Architec	ment distinct from the surrounding community. The tract is imental approach to real estate development utilizing a e real estate property. Its developers were extremely active tural control was maintained through the use of consulting
a i "to in ar	major example of an early twentieth century local experi- eam of specialists" to develop, market and deal exclusive local real estate development during this time. Architec- chitect, William H. Wheeler, and restrictive building co-	ment distinct from the surrounding community. The tract is imental approach to real estate development utilizing a e real estate property. Its developers were extremely active tural control was maintained through the use of consulting venants. Later on, these controls would be enforced through
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	Т	rimary # R.# Inomial		Date
* Resource Name or #: 2458 Dulzura Aver	nue, APN 539-041-17			
P1. Other Identifier: * P2. Location: Not for Publication	V Unrestricted a	County San Diego		
b. USGS 7.5' Quad	Date	. R . 1/4	of tid of Con	B.M.
c. Address 2458 Dulzura Avenue d. UTM: (Give more than one for large a		City San Diego	والمرافقة والمرا	Zip 92104
e. Other Locational Data: (e.g. parcel # Assessor's Parcel Number: 539 Reference: 60-F5	, legal description, directions to	resource, elevation, a	mE/mE/	e ann
* P3a. Description: (Describe resource and its This house was built in 1943 in the Cr. composite shingle roof and a high-pite surrounded by a shed roof. The enclos original house fabric. Clapboard siding original porch remains as an entry with windows are original wood Craftsman addition that fits with the scale and cha Burlingame. It is in good condition. I and 2 baths. The total lot area is 5,200	aftsman Bungalow style. The cross-gable roof held by ure appears to be an early ag and Craftsman style section a brick face and double tastyle double-hung window aracter of the main house. The total usable floor area is	ne house is one and wood knee braces. Iteration and uses no all windows form pered wood piers the with upper multi-land house is located.	one-half stories with the front porch is enaterials consistent the main entry. A stat support the roof ights. The rear gard in the community	th a enclosed and with the ection of the All age is a later of
* P4. Resources Present: ☑ Building ☐ P5a. Photograph or Drawing (Photograph re	- Delegation of the Control of the C	District Element P5b. Description P5b. Description Photo Nu 2001 P6. Date P7e. Date 1920'S M 1943 TR\ P7. Owne Donroy C 4725 Vol San Diege P8. Reco Ione Stieg Updated 1	id-City Survey Est W Data Assessor er and Address: Corp	date, etc.) PG Est. Date: Sources: Both tion, address)
		202 C Stre * P9. Date	et, MS 4A San Diego Recorded: 07/15/19 rey Type: (Describe)	CA 92101
* P41 Parant Citation (Citation)	B S			
* P11. Report Citation: (Cite survey report/othe * Attachments: NONE Location Ma Archaeological Record District Record Photograph Record Other: (List) DPR 523A (1/95)	ap Sketch Map Con			nd Object Record Artifact Record

* Required Information

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DEPART	California – The Resources Agency MENT OF PARKS AND RECREATION DING, STRUCTURE, AND OBJEC	Primary#HR#CT_RECORD
	2 of 2	* NRHP Status Code 5D2
* Descuir	ce Name or #: 2458 Dulzura Avenue, APN 539-041	
	storic Name:	
	ommon Name	
B3. Or	iginal Use: Residential SF	B4. Present Use: RResidential (Single Family)
* 85. Ar	chitectural Style: Craftsman Bungalow	
* B6. Cd	onstruction History: (Construction date, alterations, and days the date of construction estimated from the field survey.	date of alterations.) y. Real estate data from TRW-Experian, based on Assessor's information,
	 Supplied to the supplied of the s	我的一句:"我们的我们,我没有,我们就没有一样的 是我们的 这个人的。"
	- Photo	Original Location:
* B7. M	oved? No Yes Unknown Date	grand visit per langer a vising kulung personalah agi bigadi. Tas helinyak buda 1.
* B8. K	elated reatures:	grand that the common factor is the common saving and the common make the common that the common makes the common common makes the common comm
INCO	miding is within the Darm Same 11.	, de la diferentable en estado i frestigario. Pero caro, etgal et fore esparar
ER FEE		
mastri.	en en la companya de la companya de La companya de la co	b. Builder: <u>Unknown</u>
89a. A	rchitect: Unknown	Area San Diego
D 10. 5	ariod of Significance 1912-1952 Property Typ	ype <u>Residential SF</u> Applicable Criteria <u>N/A</u>
The B along The tree contour the on left it a maje "team in locarchit the wing San D repression Color	surlingame Historical District consists of some for San Marcos Street to the north, Kalmia Street to act's architectural significance is expressed in its urs. The original planners, Joseph McFadden and aly such area in the City of San Diego to do so. Li with a quality of an integrated and separate develor example of an early twentieth century local export of specialists" to develop, market and deal exclusival real estate development during this time. Architect, William H. Wheeler, and restrictive building atchdog efforts of Burlingame Women's Club, all Diego. Located within the tract is an eclectic mix of sentation of pre-World War One suburban resider	fined by theme, period, and geographic scope. Also address integrity.) Forty acres of land, originally developed in 1912, extending to the south, 32nd Street to the east, and 30th Street to the west. Its curvilinear street plan, which follows the area's natural add George Buxton, demarcated it with rose-colored sidewalks, Limited access to the tract at the time of its incorporation has relopment distinct from the surrounding community. The tract is elopment approach to real estate development utilizing a flusive real estate property. Its developers were extremely active thitectural control was maintained through the use of consulting a govenants. Later on, these controls would be enforced through allegedly the earliest and oldest neighborhood organization in a of over two hundred unique and interesting houses, each a cential architecture; including Craftsman, Mission, Spanish bool, Art Deco, Ranch, Colonial Revival and many other
B11. A	Additional Resource Attributes: (List attributes and codes):	
* B12. F San Di Experi McAle	References: lego Co. Assessor Map Book 539, Page 04, 1995-96 and TR an 1997. ster & McAlester. "A Field Guide to American Houses". 19	RW-
Woodl	bridge, Sally B. "California Architecture", 1988.	The state of the s
D13 E	Remarks:	
	ng: R1-5; County land use code: 111	LA L
* B14.	Evaluator: <u>Ione Stiegler</u> , IS Arch / City Date of Evaluation: <u>07/15/1996</u> Updated 11/21/20	2001
	(This space reserved for official comments.)	RASIAST COMPANY CONTROL OF THE CONTR
	a destruction of the angle of	

state o	f California The Resources Agency		Primary #		
DEPAR	TMENT OF PARKS AND RECREATION		HR#		
PRIN	MARY RECORD	er Listings	NRHP Status Code	• <u>5D2</u>	
	Rev		wer		Date
	_1of _2_ rce Name or #: <u>2463 Dulzura Aven</u>	ue. APN 539-042-16			
P1. C	Other Identifier:	✓ Unrestricted	Con Ni		
** b	. USGS 7.5' Quad	Date	T :R	1/4 of 1/4 of Can	B.M.
C	. Address 2463 Dulzura Avenue . UTM: (Give more than one for large ar		city <u>San Dieg</u> g	ta de la composição de la	Zip 92104
	Other Locational Data: (e.g. parcel # Assessor's Parcel Number: 539 Reference: 60-F5	, legal description, direction	ons to resource, eleva	tion, additional UTMs, e 1402/; Thomas Bro	atr se onn
I DIS E	escription: (Describe resource and its nouse was built in 1912 in the Cra	aftsman style. The hou	se is two stories wi	ith multiple cross-oa	ble roofs and
shingl capito	ed rafters on the first and second es. The main façade wrap-arounders. The main entry features a non	I porch is supported by -contributing, decorate	/ brick piers under ve wooden door w	square wood columi ith an oval glass par	ns with simple
pılaste	ers. The windows have multi-ligh The house is located in the com-	ts on top and are flank	ed by double-hung	windows which als	o have multi-
2,219	square feet. The house features	4 bedrooms and 2 bath	s. The total lot are	a is 6,500 square fe	ole floor area is et.
		d codes) HP2. Single fi			
* P4. R	esources Present: 📝 Building 📋		ite District ZEI	ement of District Oth	er (Isolates, etc.) /iew, date, etc.)
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District VElectors, and objects) P5b. Photography	Description of Photo: (\tag{Number: P000308}	/iew, date, etc.)
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District VER es, and objects) Photo 200	Description of Photo: (\to Number: P000308 Date Constructed/Age	/iew, date, etc.) 89.JPG Est. Date: and Sources:
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District EE	Description of Photo: (\text{Number: P000308}) Date Constructed/Age Prehistoric History	/iew, date, etc.) 89.JPG Est. Date: and Sources: pric Both
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District EE res, and objects) P5b. Phot 200 * P6. 1920 1912	Description of Photo: (No. Number: P000308) Date Constructed/Age Prehistoric History D'S Mid-City Survey Covington, Donald	/iew, date, etc.) 89.JPG Est. Date: and Sources: pric Both
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District EER P5b. Phot 200 * P6. 1920 1912 * P7.	Description of Photo: (Vito Number: P000308) Date Constructed/Age Prehistoric Histo D'S Mid-City Survey	/iew, date, etc.) 89.JPG Est. Date: and Sources: pric Both
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District EER es, and objects) Phore 200 *P6. 1920 1912 *P7. Ball 2463	Description of Photo: (A to Number: P000308) Date Constructed/Age Prehistoric Whisto D'S Mid-City Survey Covington, Donald Owner and Address: Stephen D & Betty Dulzura Ave	/iew, date, etc.) 89.JPG Est. Date: and Sources: oric
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District EER es, and objects) Phore 200 *P6. 1920 1912 *P7. Ball 2463	Description of Photo: (No Number: P000308) Date Constructed/Age Prehistoric Whisto D'S Mid-City Survey Covington, Donald Owner and Address: Stephen D & Betty	/iew, date, etc.) 89.JPG Est. Date: and Sources: oric
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District Electric District	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Dulzura Ave Diego CA 92104-54 Recorded by: (Name,	/iew, date, etc.) 89.JPG Est. Date: and Sources: oric
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District Electric Bes, and objects P5b. Phore 200 * P6. P6. P7b. P1912 * P7. P8. P8. Ione Upda	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Dulzura Ave Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite	Ariew, date, etc.) 89.JPG Est. Date: and Sources: oric
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District Electric	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Dulzura Ave Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite ated 11/21/2001 by of San Dieego Plannir	Affiliation, address) Tiew, date, etc.) B9.JPG Est. Date: Both Est. B Trs
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District FER es, and objects) Phore 2000 P6. 1920 1912 P7. Ball 2463 San P8. Ione Upda City 202.0 P99.	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite ated 11/21/2001 by of San Dieego Plannir C Street, MS 4A San I Date Recorded: 07/1	Affiliation, address) Coture affiliation, address) Coture ag Staff Diego CA 92101 5/1996
* P4. R	esources Present: 📝 Building 📋	Structure Dipject DS	ite District FER es, and objects) Phore 2000 P6. 1920 1912 P7. Ball 2463 San P8. Ione Upda City 202.0 P99.	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite ated 11/21/2001 by of San Dieego Planning C Street, MS 4A San I	Affiliation, address) Coture affiliation, address) Coture ag Staff Diego CA 92101 5/1996
* P4. R. P5a, Pl	esources Present: 📝 Building 📋	Structure Object Os quired for buildings, structur	ite District EER es, and objects) P5b. Phore 200. *P6. 1920 1912 *P7. Ball 2463 San *P8. Ione Upda City 202.0 *P9.	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite ated 11/21/2001 by of San Dieego Plannir C Street, MS 4A San I Date Recorded: 07/1	Affiliation, address) affiliation, address) affiliation address bego CA 92101 5/1996
* P4. R. P5a. Pl	esources Present: Building : hotograph or Drawing (Photograph re	Structure Object S quired for buildings, structure r sources or "none")	ite District EER es, and objects) P5b. Phore 200. *P6. 1920 1912 *P7. Ball 2463 San *P8. Ione Upda City 202.0 *P9.	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite ated 11/21/2001 by of San Dieego Plannir C Street, MS 4A San I Date Recorded: 07/1. Survey Type: (Description of Number 11/21/2001)	/iew, date, etc.) 89.JPG Est. Date: and Sources: oric
* P11. Re * Attachm	esources Present: Building : hotograph or Drawing (Photograph re	Structure Object S quired for buildings, structure r sources or "none") p	ite District Ese, and objects) P5b. Phore 200 P6. 1920 P7b. Ball 2462 San P8. Ione Upda City 2020 P9. P9.	Description of Photo: (Note Number: P000308) Date Constructed/Age Prehistoric History Covington, Donald Owner and Address: Stephen D & Betty Diego CA 92104-54 Recorded by: (Name, Stiegler, IS Archite ated 11/21/2001 by of San Dieego Plannir Street, MS 4A San I Date Recorded: 07/1. Building, Structur Building, Structur	All Staff Diego CA 92101 571996 ibe)

DEP	of California The Resources Agency ARTMENT OF PARKS AND RECREATION ILDING, STRUCTURE, AND OBJECT R	Primary #
	je 2 of 2	* NRHP Status Code 5D2
	ource Name or #: 2463 Dulzura Avenue, APN 539-042-16	
B1.	Historic Name:	
B2.	Common Name	
B3.	Original Use: Residential SF	4. Present Use: RResidential (Single Family)
* B5.	Architectural Style: <u>Craftsman</u>	
own the l prop	ording to Don Covington's book," Burlingame, The Tract of Character ed by McFadden 7 Buxton who sold the house and lot to Howard Hike house for the first year, and sold it in 1914 to realtor James Going for poerty, William Wheeler may have been its designer.	, "This large, rambling Craftsman style house was built on land in october 1912 at completion of the construction. Hikes lived in 8,500. Although Howard Hikes is the registered builder for the
* 87.		riginal Location:
* B8.	Related Features: Park to the part of the property of procedures.	
The	building is within the Burlingame Historic District.	
В9а	Architect: Unknown	Builder: H.L. Hikes
* B10	Significance: Them Architecture	Area San Diego
	Period of Significance 1912-1952 Property Type Res	Idential St Applicable Criteria IV/A
e e e e e e e e e e e e e e e e e e e	(Discuss importance in terms of historical or architectural context as defined by the	reas of land, originally developed in 1912, extending
The	e Burlingame Historical District consists of some forty acr ng San Marcos Street to the north, Kalmia Street to the so	oth 22nd Street to the east and 30th Street to the West.
alo	ng San Marcos Street to the north, Kalilla Sueet to the so e tract's architectural significance is expressed in its curvil	linear street plan which follows the area's natural
I De	e tract's architectural significance is expressed in its curvintours. The original planners, Joseph McFadden and Georgi	as Ruyton demarcated it with rose-colored sidewalks.
cor	only such area in the City of San Diego to do so. Limited	access to the tract at the time of its incorporation has
the	t it with a quality of an integrated and separate developme	at distinct from the currounding community. The tract is
left	t it with a quality of an integrated and separate developine	antal approach to real estate development utilizing a
a n	najor example of an early twentieth century local experime	and actata property. Its developers were extremely active
"te	am of specialists" to develop, market and deal exclusive re	ear estate property. Its developers were extremely defined
in	local real estate development during this time. Architectur	al control was maintained intough the use of consuming
arc	chitect, William H. Wheeler, and restrictive building cover	lants. Later on, these controls would be enforced into an
the	watchdog efforts of Burlingame Women's Club, allegedly	y the earnest and ordest heighborhood organization in
Sa	n Diego. Located within the tract is an eclectic mix of ove	r two nundred unique and interesting nouses, each a
rep	presentation of pre-World War One suburban residential a	reintecture; menualing Cransman, Mission, Spainsn
	lonial and Pueblo Revivals, as well as Prairie School, Art	Deco, Ranch, Colonial Revival and many other
inc	lividual hybrid combinations of several styles.	
	Additional Resource Attributes: (List attributes and codes):	
	2. References: n Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-	
	perian 1997.	
	Alester & McAlester. "A Field Guide to American Houses". 1984.	BLUE PRIGAME DR
IVIA	Alester & McAlester. A richt outde to ministed the	
We	oodbridge, Sally B. "California Architecture", 1988.	
R1:	3. Remarks:	
	oning: R1-5; County land use code: 111	
	v od 1 104 1 100	
* B	14. Evaluator: Ione Stiegler, IS Arch / City	3 3 3
	Date of Evaluation: 07/15/1996 Updated 11/21/2001	
	(This space reserved for official comments.)	NAMES ST
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